RIGHT HOME
MANAGEMENT

Independent letting & property management
Kent · Sussex · London

LANDLORD GUIDE · UPDATED OCTOBER 2026

The Renters' Rights Act: what it means for you

The biggest change to renting in England in a generation. Here's what has already changed, what's coming next, and what you actually need to do.



> Most landlords we speak to ask the same thing: **"Am I breaking a rule I don't know about?"** The new rules came into force on 1 May 2026, and the fines for getting them wrong have gone up. This guide sets out the changes in plain English, so you can see where you stand.

Already in force

SINCE 1 MAY 2026

1 No more fixed terms or Section 21

All tenancies are now rolling (periodic) tenancies. Tenants can leave with two months' notice. You can no longer end a tenancy "without reason": you need one of the legal grounds under Section 8.

Any old Section 21 notice needed court proceedings issued by 31 July 2026. If it didn't have them, it has lapsed.

2 Getting your property back

Selling, or moving yourself or family in: four months' notice, and not in the first 12 months of a tenancy. You then can't re-let for 12 months.

Rent arrears: the mandatory ground now needs three months' arrears (13 weeks if rent is weekly) and four weeks' notice.

3 Rent increases

Once every 12 months, using the formal Section 13 notice with at least two months' warning. Rent review clauses in tenancy agreements no longer apply. Tenants can challenge an increase at the First-tier Tribunal.

A fair, evidenced market figure is now your best protection.

4 Advertising and letting

Adverts must show an asking rent, and you can't ask for or accept offers above it. Rent in advance is capped at one month.

5 Pets and fair access

Tenants can ask to keep a pet. You have 28 days to reply and can only refuse for a good reason. Refusing tenants because they have children or receive benefits is now unlawful.

6 Paperwork

Existing tenants needed the government's Renters' Rights information sheet by 31 May 2026. New tenancies need their terms set out in writing.

Not sure yours went out? Ask us and we'll check.

Continued overleaf →

Coming next

DATES BEING PHASED IN

FROM LATE 2026

Private Rented Sector Database

Every landlord will have to register themselves and each property, for an annual fee. Landlords who aren't registered won't be able to use most possession grounds, and can be fined.

EXPECTED 2028

Landlord Ombudsman

Membership of a new ombudsman scheme becomes compulsory, giving tenants a free way to raise complaints about their landlord.

DATES TO BE CONFIRMED

Decent Homes Standard and Awaab's Law

Private rentals will have to meet a legal standard for repair, safety, warmth and facilities. Hazards such as damp and mould will have to be dealt with within set timescales. Separately, the government has proposed a minimum EPC rating of C by 2030.

What getting it wrong can cost

Councils now have stronger powers to inspect, ask for documents and fine landlords directly.

£7,000
Fine for a first or lower-level breach, such as failing to give tenants the right information

£40,000
Fine for serious or repeated breaches, such as an illegal eviction or re-letting too soon

2 years
Rent that a tenant or council can claim back through a Rent Repayment Order

What we take off your plate

- Check every tenancy is on the right footing and the right paperwork has gone out
- Handle rent reviews with the correct notice and market evidence
- Log repairs and fix them through approved contractors, with records you can rely on
- Keep your Gas Safety, EICR and deposit protection up to date
- Set a fair asking rent and advertise it properly, with no bidding
- Reference tenants fairly and reply to pet requests on time
- Register you on the database and ombudsman when they open
- Guide you through the right legal ground if you ever need your property back

Not sure where you stand?

Tell us about your property. We'll check it against the new rules and tell you honestly what, if anything, needs to change. No obligation.

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This guide is general information about the law in England as at October 2026. It is not legal advice. Some dates and details are still to be confirmed by government, so check gov.uk/rentingischanging for the latest position, or speak to us about your own circumstances.